Alberta Economy

Indicators at a Glance

NEW: Economic Activity

In 2016, Alberta's real GDP by industry fell by 3.8%, the largest drop among the provinces for the second year in a row. The Alberta Activity Index was up 2.2% year-to-date in February, suggesting a return to economic growth this year.

Population

Alberta's population was 4,280,127 as of January 1, 2017. This was an increase of 1.5% from the year prior. Canada's population grew 1.3% from a year ago.

Migration

Net migration to Alberta was 3,555 in the fourth quarter of 2016. During this time, Alberta welcomed 6,128 net international migrants. However, there was a net outflow of interprovincial migrants (-2,573), the fifth consecutive quarterly decline.

NEW: Employment[1]

Alberta lost 300 jobs in April. The loses were in part-time positions (-3,200), while 2,900 full-time positions were gained. Employment increased 0.8% year-over-year (y/y).

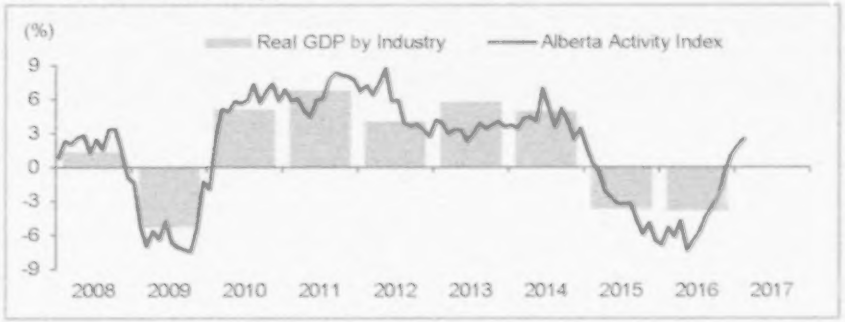
NEW: Unemployment Rate[1]

Alberta's unemployment rate fell 0.5 percentage points to 7.9% in April. Canada's unemployment rate dropped to 6.5%.

Rigs Drilling

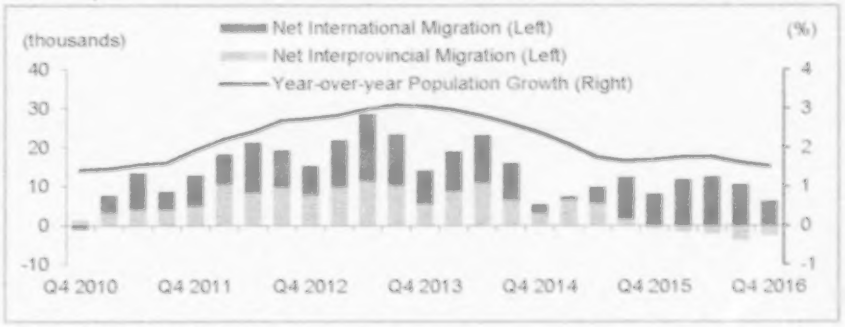
The number of active rigs in Alberta averaged 85 in April, about 60% below the height of the winter drilling season in January but nearly triple from the same month last year.

Economic Activity
Year-over-year % change



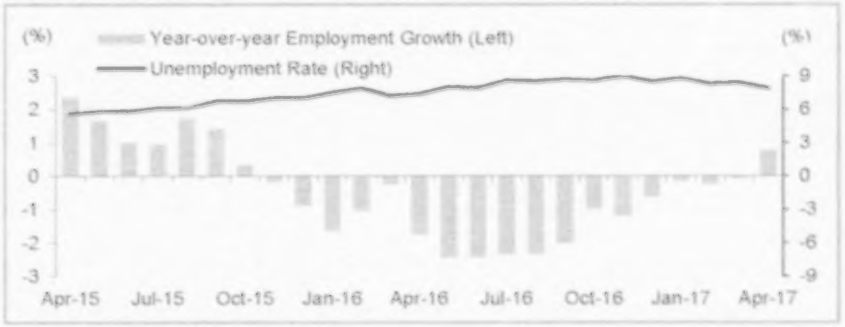
Sources: Statistics Canada and Alberta Treasury Board and Finance

Demographics
Quarterly



Source: Statistics Canada

Labour Market
Monthly



Source: Statistics Canada

Inflation

The Alberta Consumer Price Index (CPI) rose 1.3% y/y in March. Gasoline prices were up 13% y/y while food prices (-0.7% y/y) and rent (-1.7% y/y) fell.

Average Weekly Earnings[1]

Average weekly earnings (AWE) in Alberta declined 0.2% in February to $1,108. Weakness in goods-sector earnings (-1.3% m/m) outweighed a modest gain in service-sector earnings (0.5% m/m).

Retail Sales[1]

Alberta retail sales decreased by 0.3% m/m to $6.6 billion in February, following a 3.4% m/m gain in January. Retail sales grew 6.3% y/y, the third consecutive month of gains.

Housing Starts[1]

Alberta housing starts were up 33% m/m in March to 34,960 units (annualized). Housing starts increased 58% y/y, with gains in both multi-family (109% y/y) and single-family starts (20% y/y).

New Housing Price Index

Alberta's New Housing Price Index (NHPI) was unchanged in February but was down 0.4% y/y. The house only component was down 1.2% y/y while land prices were up 0.9% y/y.

Building Permits[1]

Alberta building permits declined 8.2% m/m in February to $1.1 billion. Building permits were down 22% y/y. Non-residential permits declined 41% while residential permits were up 0.9% y/y.

[1] Seasonally adjusted

Contact

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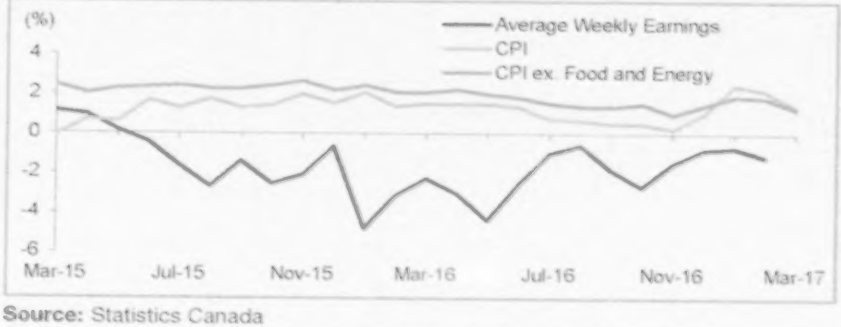
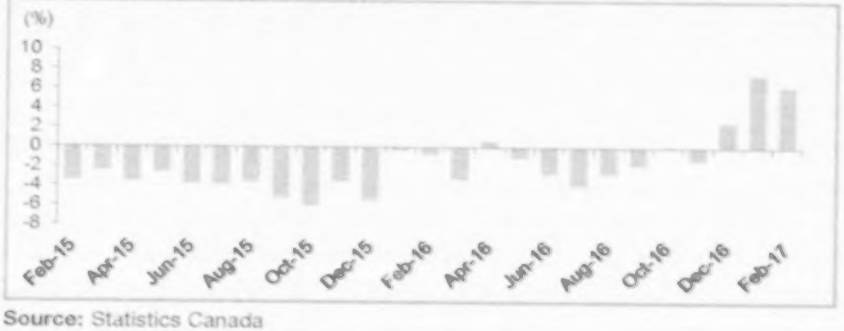
Inflation and Earnings
Monthly, year-over-year % change



Source: Statistics Canada

Retail Sales
Monthly, year-over-year % change



Source: Statistics Canada

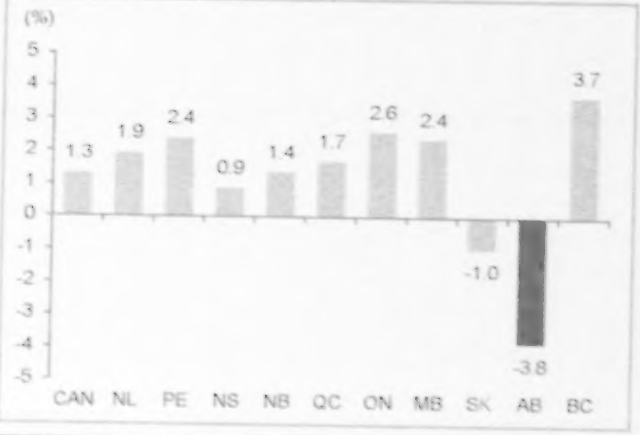
Housing Market
Monthly

Source: Statistics Canada

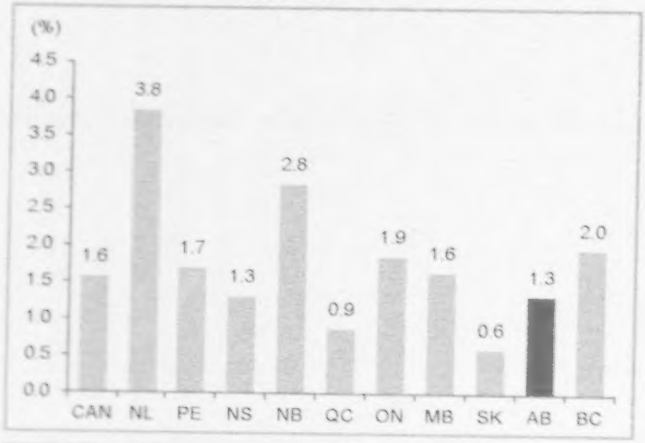
	Canadian Dollar (USc/SCAN)	WTI Oil ($US/bbl)	NYMEX Natural Gas ($US/MMBtu)	Alberta Reference Price ($C/GJ)
Latest (May 4, 2017)	72.70	45.62	3.19	2.26 (March)
Fiscal year-to-date	73.08	50.08	3.07	1.90

Please see the *Weekly Economic Review* for current analysis on the Alberta economy.

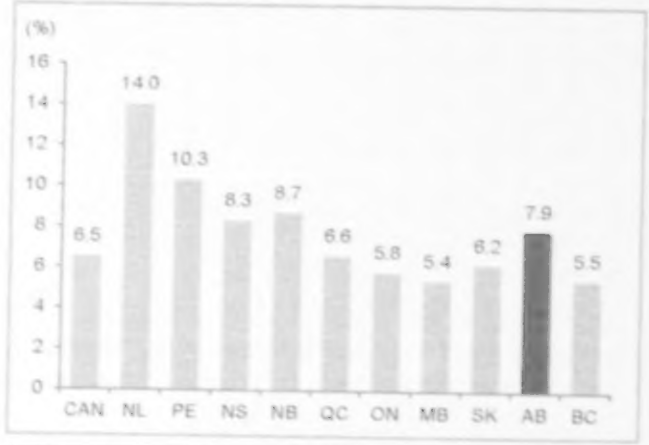
Real GDP by Industry
(2016, year-over-year growth)



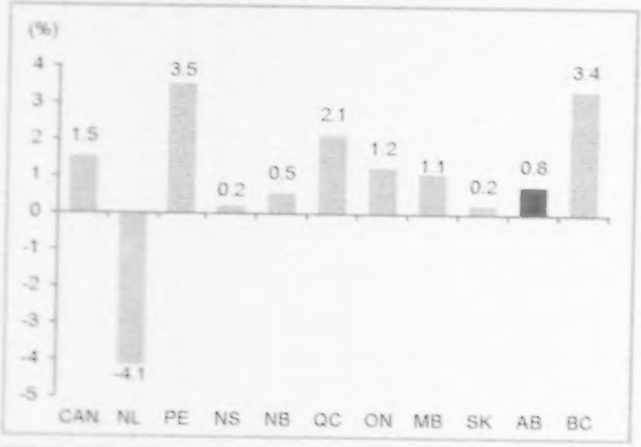
CPI Inflation
(March 2017, year-over-year growth)



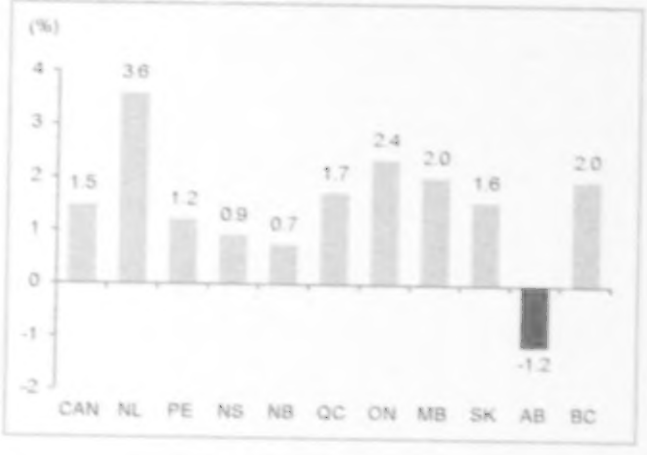
Unemployment Rate
(April 2017)



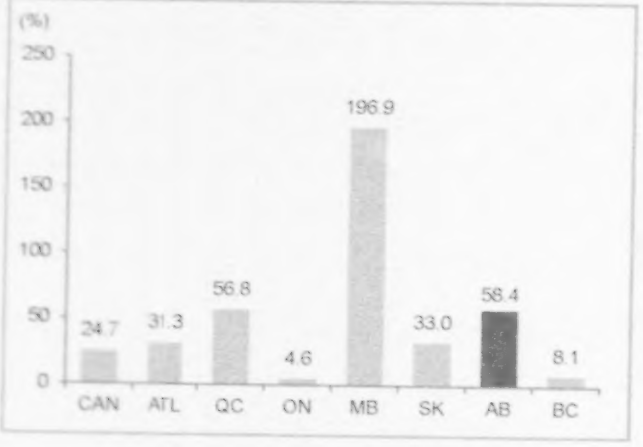
Employment
(April 2017, year-over-year growth)



Average Weekly Earnings
(February 2017, year-over-year growth)



Housing Starts
(March 2017, SAAR, year-over-year growth)



Alberta Economic Indicators

	2015	2016	2017YTD	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17
NEW Alberta Activity Index (y/y % change)	3.0	-4.4	2.2	-0.6	1.0	1.8	2.5		
Population[1]									
Population (thousands)	4,180	4,253	4,280			4,280			
y/y % change	1.7	1.8	1.5			1.5			
Net Interprovincial Migration	21,594	2,877	6,423			2,573			
Net International Migration	16,743	43,041	16,572			6,128			
Labour Market									
NEW Employment (thousands, SA)	2,301	2,264	2,279	2,262	2,267	2,268	2,269	2,289	2,289
m/m change (thousands)				-12.4	5.7	0.2	1.3	20.4	-0.3
y/y % change	1.2	1.6	0.1	1.2	0.6	0.1	0.2	0.1	0.8
NEW Unemployment Rate (%, SA)	6.0	8.1	8.4	9.0	8.5	8.8	8.3	8.4	7.9
NEW Participation Rate (%, SA)	73.0	72.5	72.8	72.9	72.7	72.9	72.5	73.1	72.7
Average Weekly Earnings ($, SA)	1,146	1,119	1,110	1,116	1,126	1,111	1,108		
y/y % change	0.3	-2.4	-0.9	1.5	0.8	0.7	-1.2		
Household Sector									
Retail Sales ($ million, SA)	76,019	75,110	13,285	6,334	6,435	6,651	6,634		
y/y % change	4.0	-1.2	6.9	-1.2	2.6	7.5	6.3		
New Vehicle Sales (nsa, thousands)	242	224	32	19	16	16	17		
y/y % change	-12.7	-7.6	4.4	7.7	3.4	3.4	5.4		
Consumer Price Index (y/y % change)	1.1	1.1	2.0	0.2	1.0	2.5	2.5	1.9	
excluding Food & Energy	2.3	1.7	1.7	1.9	1.4	1.9	1.8	1.8	
Housing Starts (SAAR, '000's)	37.3	24.5	26.6	25.1	25.6	18.6	26.3	35.5	
y/y % change	8.1	-34.2	17.2	-30.6	4.1	-20.1	15.6	58.4	
New Housing Price Index (y/y % change)	0.7	-0.5	-0.5	-0.9	-0.7	-0.7	-0.4		
Resale Home Sales	56,477	52,160	14,470	3,774	3,600	4,754	4,943	4,762	
y/y % change	-21.3	-7.6	17.6	10.9	6.2	15.9	21.7	12.1	
Sales to New Listing Ratio	0.52	0.49	0.51	0.44	0.53	0.55	0.57	0.54	
MLS Average Resale Prices ($ thousands)	393	395	395	397	401	394	390	402	
y/y % change	1.9	0.4	2.5	2.6	1.4	2.7	1.0	2.9	
Consumer Bankruptcies (each)	4,780	5,427	817	466	401	391	426		
y/y % change	10.9	26.8	6.4	26.5	6.9	0.3	11.8		
Business Sector									
NEW Nominal Exports (customs basis)[1] ($ million)	92,441	70,134	26,096	7,198	8,837	8,532	7,981	9,605	
y/y % change	-24.0	-14.4	39.5	16.2	10.3	18.8	35.6	68.3	
NEW Crude Oil Products ($ million)	62,500	51,780	18,745	5,454	5,648	6,167	5,830	6,754	
y/y % change	-31.5	-17.2	59.4	26.8	16.0	29.7	59.0	103.2	
NEW Agriculture Products ($ million)	6,474	6,269	1,853	641	564	631	520	666	
y/y % change	0.2	-3.2	20.3	7.1	2.0	30.2	8.1	22.3	
Rigs Drilling	120	79	155	108	151	109	188	148	65
y/y% change	-52.6	-34.0	102.0	-4.9	57.2	68.7	67.0	227.1	100.0
Manufacturing Sales ($ million)	68,483	62,586	11,406	5,477	5,567	5,662	5,744		
y/y% change	13.9	-8.6	14.9	1.6	0.8	12.4	16.4		
Wholesale Trade ($ million)	79,801	74,448	13,256	6,296	6,313	6,534	6,722		
y/y% change	6.0	-6.7	5.0	2.2	0.5	1.3	8.9		
Building Permits ($ million, SA)	16,753	14,200	2,342	1,077	894	1,221	1,121		
y/y% change	8.2	-15.2	8.3	-5.7	12.9	9.6	21.8		
Residential Permits ($ million, SA)	9,976	7,930	1,282	601	461	653	656		
y/y % change	8.8	-10.7	0.4	0.4	36.2	1.6	0.9		
Non-Residential Permits ($ million, SA)	6,877	6,270	1,061	476	433	568	465		
y/y% change	-7.4	-8.8	16.3	-11.0	-9.7	22.9	40.6		
Non-Res Building Cons Price Index[2] (y/y % change)	0.7	-2.8		-2.5					

[1] Population data presented on a census year basis (July 1– June 30). The current census year 2017.

[2] Quarterly, average of Calgary and Edmonton

YTD YTD (year-to-date). "SA" denotes seasonally adjusted. "SAAR" denotes seasonally adjusted at annual rate.

Sources: All data is from Statistics Canada except the Alberta Activity Index (Alberta Treasury Board and Finance), Housing Starts (Canada Mortgage and Housing Corporation), MLS Average Resale Prices (Canadian Real Estate Association), Rigs Drilling (Canadian Association of Oilwell Drilling Contractors) and Bankruptcies (Office of the Superintendent of Bankruptcy Canada).All historical data are subject to revision